ATTACHMENT 2

CLARK ELEMENTARY SCHOOL - GIBSON EK HIGH SCHOOL – OFFICE AND PORTABLE CLASSROOMS – SITE DEVELOPEMENT

PROJECT NARRATIVE

The Proposed Project will utilize the existing Issaquah Middle School site to house the new Clark Elementary School, Gibson Ek High School (currently Tiger Mountain) and a portable building complex along with future portable classroom buildings for the elementary school.

The Gibson Ek remodel and small addition portion of the existing 200 building, will be the first phase so it can be occupied in September of 2016. No site work is required to complete this work or open and operate the school.

Site work required to support the complete proposed project is included in this site development package.

The Clark remodel and additions along with site development work will start following the end of school in June 2016. The new elementary school is planned to open at the start of the 2017 school year. When the portable buildings will be brought on site is not known but could be as soon as the summer of 2017.

ADDRESS

400, 420 & 500 1st Avenue SE
Issaquah, WA 98027

STUDENT, STAFF AND OFFICE POPULATION

Clark Elementary School is being planned to house 664 students and 72 staff with the potential to add 4 portable classroom buildings (8classrooms) which can house an additional 160 students and 8 staff.

Gibson EK HS will house approximately 250 students and 20 staff.

The portable classroom and office complex will be designed to accommodate either classroom or office space as defined by IBC. There are 3 classroom portables and 5 office portables planned. The classrooms would house 120 students and 6 staff and offices would house approximately 31 occupants.

COMMUNITY CONSIDERATIONS

Site is located at the existing Issaquah Middle School which is being relocated. This will allow the community to continue having a local school. It is adjacent to the community center and city pool with allows these different uses to support one another for parking and access between sites. Pedestrians are able to walk up the city streets right on campus from multiple streets located at the north end of the site. On-site circulation is controlled with gates to maintain a safe environment for school operations.

Existing wood areas along the east boundary will remain. The only trees that will be removed are those within the existing built campus along with a couple of perimeter trees for grading operations.

New playfield, surfaced play area, along with covered play structures are located along the southern end of the site where the existing middle school track and field are located.

Site development will utilize LID techniques to provide good stewardship of the property by the school district.

SITE LOCATION IDENTIFICATION

The current site has 3 different addresses, 400, 420 and 500 1st Ave SE. Since the site will house 3 different uses, we will use all three. Clark will be 400, Gibson Ek will be 500 and portable office complex will be 420.

Site has a number of different tax account numbers. These will be consolidated into one parcel.

SIGNAGE AND PARKING

New school signs will be constructed with reader boards. Signs will comply with city signage requirements.

Existing parking at the north and east sides of the site will remain with some reconfiguration of spaces and circulation. New parking will be located behind the buildings to screen parking from adjacent right-of ways. There are 10' landscaping setbacks anywhere parking is near property lines.

Parking will include striped parking lots along with overflow parking for events on surfaced play areas. There are 242 permanent parking spaces shown along with 81 overflow parking spaces planned for surfaced play areas for a total of 323 spaces. The overflow parking count for the surfaced play area assumes the portables are in place.

TRAFFIC

A traffic study was prepared by TENW for the new Issaquah Middle School. This study included a TIA for moving the existing Clark Elementary School along with Gibson Ek HS (formerly known as Tiger Mountain) to this site. This report will be amended as a part of the ASDP submittal.

Buses will continue to use the existing turn around and 1st Ave as the student drop off and pick-up area. There will be no more than 10 buses required for the elementary school. Approximately 22 buses serve the middle school at this location. Gibson Ek will also use this bus drop with 3-4 buses arriving and departing at different times from the elementary school.

Parent drop off for Clark Elementary will be moved to the back of the site to reduce congestion at the intersection at Front Street S and SE Clark Street. Front lot will be modified to allow one way traffic and an exit lane will be constructed to connect to the existing traffic circle at the end of First Ave. SE. This will further reduce congestion at the Front St/Clark St traffic light.

CRITICAL AREA PROTECTION

The creek and Rainier Trail on east side of the development will not be disturbed. This will maintain the riparian environment associated with the creek and wetland.

The critical areas have been flagged and mapped along the east side of the property. Buffer averaging will be used to modify the buffer line in some locations. All buffer averaging is located in areas that are a part of existing middle school developed site. Some previously developed site area to be redefined as a part of the critical area buffer.

Wetland Resources is the environmental consultant for this project and will provide full critical area report and provide inspections for review of all work within or adjacent to buffers.

EXISTING BUILDINGS TO REMAIN

Site currently has 9 permanent buildings and 3 portable buildings. 4 of the existing buildings will be saved and remodeled for either Clark Elementary or Gibson EK HS. The other 5 buildings will be demolished and portable buildings relocated to new locations shown or removed from the site.

GENERAL SITE DEVELOPMENT DESCRIPTION

The new Clark Elementary School is located near the intersection of S.E. Clark Street and Front Street S. in Issaquah, WA. The 14 acre site currently serves as the campus for the Issaquah Middle School. Issaquah Middle School will move to its new location in September 2016 which is currently under construction, adjacent to Issaquah High School.

The existing campus is bounded by residential properties to the west and south, 2nd Ave. S. and The Rainier Trail to the east, and Clark Street to the north. The subject property is highly developed with nine separate buildings, portables, and paved parking lots. The existing topography generally slopes down in elevation to the northeast. The football field, near the south end of the property, represents the high point of the site at elevation 129. The low point, near the northeast corner of the campus, is at elevation 112.

The proposed development will utilize the much of the existing developed site and share the campus between Clark Elementary School, Gibson Ek High School and portable office and classroom buildings. The 100 building will house the administration, commons, library and kitchen for Clark. A three story classroom wing, music room and gym addition is planned for 100 building. The 200 building will be repurposed as the Gibson Ek High School. The 400 building will be remodeled as a part of the elementary school and the 300 building will not be changed at this time. Other existing buildings will be removed to provide space for the 100 building additions. The overall building footprint will be reduced by going to a three story classroom wing.

The visitor/staff parking lot to the north of the building will remain. A new parent drop-off /pick-up area for the elementary school will be constructed along west side of the property and will be accessed from Clark Street with a new vehicle exit to 1st Ave. S.E. The high school's parking lot is located along the east side of the site and will be accessed from 1st Ave. S.E. The southern terminus of 1st Ave. will continue to serve as the drop-off/pick-up area for both campuses.

The project survey shows the wetland area near the southeast corner of the property. The wetland is located approximately 18 feet lower than the developed site and will remain undisturbed. A critical areas study will be performed to provide additional information for the wetland. Site plan shows critical area buffers established by Wetland Resources.

ZONING: COMMUNITY FACILITY

Development standards require new work to conform to the most restrictive contiguous zoning which is SF-SL, single family small lot. Setbacks are 10' front, 6' side, 20' rear. Impervious area allowed is 50%. Base building height is 30'.

Immediately north of the site is the Boehm's Pool and Community Center buildings.

Site is located in the Olde Town sub zone but not within one of the subareas. The Clark Street entry to site is close to the south gateway. To respect surrounding buildings and fit within Olde Town character, the north end of the building will remaining a single story building and upper floors have been set back hundreds of feet from the right of ways. This will enhance the aesthetic interest of seeing varied building heights and materials to break up building mass and maintain human scale at building entries.

The southern end of the site, adjacent to two story multi-family residential, is used for parking and the playfield keeping taller buildings away from the residential area. Portable buildings located in the SE corner of the site are all low profile buildings and hidden behind existing trees and the critical area buffer.

ZONING: BUILDING HEIGHT

Existing school buildings that will remain exceed the 30 foot height limit. In accordance with city policy this will allow the building to exceed the height limits established by adjacent property zoning.

In accordance with Development Standards 18.07.300, an administrative adjustment to base building height is being requested to reduce the building footprint and enhance the building design and comply with 18.07.355 for an increase up to 65'.

The proposed design sets the main building height below 50'. Portions of building that exceed this height include the mechanical platform enclosure and daylighting clerestory windows. This allows all mechanical equipment over the main building addition to be fully within the building envelope. The lower side of the sloped roof covering the equipment is on the side adjacent to residential zoning.

ZONING: COMPLIANCE WITH DEVELOPMENT REQUIREMENTS

All new building setbacks have been increased to 30'. Portions of the building that exceed the height restrictions are set back 92'. Heights that exceed 50' are set back an additional 20'.

The building roof is modulated through varied heights and different roof pitches. Exterior materials are varied to break up building height and overall mass, overhangs and sunscreens are used to create interest and provide sun control. Building colors will be natural and subdued to avoid calling undue attention to the building.

Upper 2 stories of 100 building are designed to be less than 25% of first floor area.

No parking is provided below the buildings.

Design features are included to break up overall mass of building such as transparent windows and doors, site furnishings, plazas and outdoor play areas, etc. to give the ground floor exterior a pedestrian scale.

Highly reflective glass is not used.

Building modulation is extensive to break up building mass.

Due to site location there is minimal street frontage on 1st Ave. The taller portion of the building is held back 285' from the nearest right of way.

All new buildings are held back a minimum of 30 feet from the property lines. The existing 100 building which is approximately 20 feet from the west property line.

Site is not located within a shoreline zone.

Since the school is at the high spot of adjacent topography and is set back more than 30' from property lines it will not create shadows or obstruct views from adjacent properties.

Pervious pavement is not required due to the fact that site soils will allow infiltrating of storm water along with other BMP site development practices. This should allow us to avoid using the LEVEL 5 review requirements.

Most existing trees are being saved and exist primarily within the critical area on the east side of the site. There are some large trees in the middle of the existing campus that are in the way of building development and will be removed along with a couple of perimeter trees for grading and parking. New trees will be planted to comply with landscaping and tree retention requirements.

TEMPORARY EROSION AND SEDIMENTATION CONTROL

Temporary erosion control facilities will be installed prior to any construction activities. Erosion control best management practices will include silt fencing, catch basin inlet protection, sediment ponds, straw mulch, and plastic covering. Existing paved driveways and other hard surfaced areas will be utilized for construction

access to minimize erosion/sedimentation. The most effective erosion control measure is to maintain adequate groundcover. Maintaining cover measures over disturbed soils will greatly reduce turbid runoff and sediment transport. These best management practices will be incorporated into the erosion control plan.

The proposed development of the campus will disturb 11-acres of the 14 acre site. Since this area exceeds the Washington State Department of Ecology's (WSDOE) threshold of 1 acre of land disturbance, a National Pollutant Discharge Elimination System (NPDES) permit will be required, which will dictate specific stormwater monitoring requirements for turbidity and pH. A Stormwater Pollution Prevention Plan (SWPPP) and Temporary Erosion and Sediment Control (TESC) plan will be required by the City of Issaquah and WSDOE. Due to the presence of offsite wetlands, maintaining water quality during construction will be a high priority.

EARTHWORK AND GRADING

Based on the geotechnical report prepared by Associated Earth Sciences, Inc. (AESI – originally dated October 4, 2005 and updated on April 9, 2014), onsite soils consists of primarily Vashon Recessional Outwash and Younger Alluvium, which are both characterized as gravelly, sandy soils. General earthwork quantities to construct the proposed improvements are expected to be relatively modest. Based on the information currently available, the preliminary earthwork quantities are as follows:

- Cut = 14,500 CY
- Fill = 2,900 CY
- Net Export Cut = 11,600 CY

Most of the significant earthwork activities are located along the east side of the site. An existing mound in this area will be graded to accommodate the new parking lot. Other parts of the site will only require minor grading to reach finish grades.

It is anticipated at this time that most of the site work, which includes major earthwork activities, will be performed during dry summer months.

DOMESTIC WATER AND FIRE PROTECTION

The project site is serviced by the City of Issaquah for fire and domestic water services. Based on earlier discussions with the City, the results of their preliminary hydraulic model showed an available fire flow of approximately 1,500 – 2,100 gpm. The static pressure is roughly 66-74 psi. The topographic survey and as-built information shows an existing 8" D.I. water main looped through the site that connects to the City's system in 1st Ave. and Clark Street.

Available static pressure and final system capacity have been verified with the City and Fire Marshal and it will be necessary to replace a portion of the existing 8" main on the north side of the site will be increased to a 12".

Fire services to each building will include double detector check valve assemblies, post indicator valves, and fire department connections. The existing domestic water mains consist of 2"-4" service lines to each building.

SANITARY SEWER SYSTEM

Based on available information at this time, there are no known sewer capacity issues within the immediate area that would affect the development of the subject property. The project survey shows existing sanitary sewer services in the north half of the site connecting to the systems in Clark Street and a separate sewer main within the Issaquah Community Center site. Most of the existing onsite sanitary sewer system will remain in place. Buildings will require minor revisions to on site sanitary sewer.